

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-6-2009 – Utah Cultural Celebration Subdivision

SYNOPSIS:

Applicant: West Valley City
Proposal: Final Plat Approval
Location: 1300 West 3300 South
Zoning: C-2

BACKGROUND:

The Utah Cultural Celebration Subdivision will divide a number of existing parcels into 3 formal lots on approximately 24 acres of property. The subdivision is being processed in order to create lots that will eventually be sold to the developer of the Jordan River Market Place. Lot 1 will be retained by the City as it houses the Utah Cultural Celebration Center.

As part of the subdivision, a small portion of lots 2 and 3 will be dedicated as right-of-way along 3500 South. In addition, a 3-foot wide public lighting easement will also be noted on the plat adjacent to 3500 South. This will allow the public sidewalk and lighting to be installed along 3500 South as it is further to the west.

The subdivision is located in the C-2 zone as well as the Jordan River Overlay zone. As development occurs, special standards will apply based on these zones. These standards will be enhanced with the development guidelines to be reviewed and approved by the City Council based on the agreement to develop land.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager